10947/22

[-15963/2021



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INDIA NON JUDICIAL

ਪੁਰਿਹਸ ਕੰਸ਼ਕ WEST BENGAL

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Addl. District Sub-Registres Rehala, South 24 Parganas

2/3422190

- 5 DEC 2022

dehala, Soubi 24. Cg

DEED OF DECLARATION FOR BOUNDARY AREA (K.M.C.)

Reg: Premises No. -36, Kailash Ghosh Road, Ward No.-123, Borough No.-XVI, under The Kolkata Municipal Corporation, P.S. - Haridevpur, P.O.-Barisha, Kolkata-700 008

This Deed of Declaration made this the 5th day of December, 2022 (Two Thousand and Twenty Two) A.D.

Cont....2

166253

Address : High Court, Calcutta Kolketa - 700001 Rs...... Kojkata Collectorate 11, Netaji Subhas Rd., Kojkata 1 Aniał Kr. Saha Liyensed Stam Vendor Date.....





1.760 160,0

& Other n. Name, Ada real No. Vest Augy Oale

Major Information of the Deed

d No :	I-1607-15963/2022	Date of Registration 05/12/2022				
uery No / Year	1607-2003422190/2022	Office where deed is registered				
Query Date	05/12/2022 12:36:30 AM	A.D.S.R. BEHALA, District: South 24-Parganas				
Applicant Name, Address & Other Details	Avra Sengupta Alipore Police Court, Thana: Alipore, 700027, Mobile No.: 9874187490, St	District : South 24-Parganas WEST RENGAL PIN				
Transaction		Additional Transaction				
[0901] Declaration, Declara	ation relating to immovable property	, adminiar fransaction				
Set Forth value		Market Value				
Rs. 2/-		Rs. 30,37,498/-				
Stampduty Paid(SD)		Registration Fee Paid				
Rs. 10/- (Article:4)		Rs. 7/- (Article:E)				
Remarks	Received Rs. 50/- (FIFTY only) from area)	m the applicant for issuing the assement slip.(Urbar				

Land Details:

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 36, , Ward No: 123 Pin Code : 700008

Sch No	Number	Khatian Number	Land Use Proposed ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak	1/-	20,24,998/-	Width of Approach Road: 15 Ft.,
	Grand	Total:		6.1875Dec	1 /-	20,24,998 /-	

Structure Details:

Total:

1500 sq ft

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
	Gr. Floor, Area of	floor : 750 Sq Ft.,R	desidential Use, Ce		•
	Gr. Floor, Area of Pucca, Extent of 0	floor : 750 Sq Ft.,R Completion: Compl	tesidential Use, Ce		ge of Structure: 0Year, Roof Type

10,12,500 /-

1/-





ant Details:

Name, Address, Photo, Finger print and Signature

Mrs Dipali Dasgupta

Wife of Late Biplab Dasgupta 42/1, Kailash Ghosh Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 70xxxxxxxx3447, Status: Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details:

1	Name	Photo	Finger Print	Signature				
	Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 05/12/2022, , Admitted by: Self, Date of Admission: 05/12/2022, Place of Admission of Execution: Office							
		Dec 5 2022 1:16PM	LTI 05/12/2022	05/12/2022				
	1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 43xxxxxxxx5955 Status: Attorney, Attorney of: Mrs Dipali Dasgupta							
2	Name	Photo	Finger Print	Signature				
1	Mrs Anjana Sen	Y.						

2	Name	Photo	Finger Print	Signature
	Mrs Anjana Sen Wife of Mr Narayan Chandra Sen Date of Execution - 05/12/2022, , Admitted by: Self, Date of Admission: 05/12/2022, Place of Admission of Execution: Office			Agonor Som
		Dec 5 2022 1:16PM	LTI 05/12/2022	05/12/2022

1/1, Kailash Ghosh Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 67xxxxxxxxx6640 Status: Attorney, Attorney of: Mrs Dipali Dasgupta

Identifier Details:

Name	Photo	Finger Print	Signature
Mr Avra Sengupta Son of Late Amitava Sengupta Alipore Police Court, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			none Sempusto
	05/12/2022	05/12/2022	05/12/2022





Endorsement For Deed Number : I - 160715963 / 2022

5-12-2022

tificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

dmissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:06 hrs on 05-12-2022, at the Office of the A.D.S.R. BEHALA by Mr Narayan Chandra

Executed by Attorney

1. Execution by Mr Narayan Chandra Sen, , Son of Mr Ramendra Mohan Sen, 1/1, Kailash Ghosh Road, P.O. Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business as constituted attorney for Mrs Dipali Dasgupta 42/1, Kailash Ghosh Road, P.O. Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008 is admitted by him

Indetified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Mrs Anjana Sen, , Wife of Mr Narayan Chandra Sen, 1/1, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business as constituted attorney for Mrs Dipali Dasgupta 42/1, Kailash Ghosh Road, P.O. Barisha, Thana: Thakurpukur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700008 is admitted by him

Indetified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore. , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees

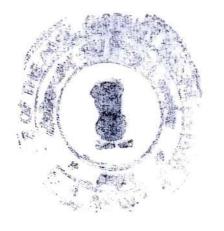
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-Description of Stamp

1. Stamp: Type: Impressed, Serial no 037693, Amount: Rs.10.00/-, Date of Purchase: 16/09/2022, Vendor name: AMAL

Asis Kumar Dutta ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BEHALA South 24-Parganas, West Bengal





ate of Registration under section 60 and Rule 69.

tered in Book - I

ime number 1607-2022, Page from 473547 to 473562 ing No 160715963 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA Date: 2022.12.05 16:55:06 +05:30 Reason: Digital Signing of Deed.



(Asis Kumar Dutta) 2022/12/05 04:55:06 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BEHALA West Bengal.

(This document is digitally signed.)



- I, (1) SMT. DIPALI DASGUPTA, (PAN NO. BBNPD8948P, Aadhaar No. 7090 4727 3447, Mobile No. 7003534936), wife of Late Biplab Dasgupta, by faith - Hindu, by occupation - House-wife, by Nationality -Indian, residing at 42/1, Kailash Ghosh Road, P.O. - Barisha, P.S. -Haridevpur, Kolkata 700 008, District south 24 Parganas, being represented by my Constituted Attorney namely "R. R. DEVELOPERS" (PAN NO. AASFR0735R) a sole partnership firm having its Registered office at 1 / 1, Kailash Ghosh Road, Kolkata-700 008, Parama Abasan, House No.-79, P.S. - Haridevpur, P.O. - Barisha being represented by its partners namely (1) SRI NARAYAN CHANDRA SEN (PAN NO. AVEPS4497A), Aadhar No. 4315 9751 5955, Mobile No. 9831100669, son of Sri Ramendra Mohan Sen, by faith - Hindu, by Nationality - Indian, by occupation - Business, Residing at 1 / 1, Kailash Ghosh Road, Kolkata-700 008, P.S.-Haridevpur, P.O.- Barisha & (2) SMT. ANJANA SEN (PAN NO. CSFPS5884M), Aadhar No. 677505866640, Mobile No. 9836653629, wife of Sri Narayan Chandra Sen, by faith - Hindu, by Nationality - Indian, by occupation -Business, Residing at 1 / 1, Kailash Ghosh Road, Kolkata-700 008, P.S.-Haridevpur, P.O.- Barisha appointed by a Registered General Power of Attorney dated 29th. Day of November 2022 duly Registered in the office of A.D.S.R. Behala, West Bengal & recorded in Book No. I, Volume No. 1607-2022, Pages 464915 to 464932, Being No. 160715640 for the year 2022, do hereby solemnly affirm and declare as follows:-
 - (01) That I, SMT. DIPALI DASGUPTA absolute owner and possessor of All That piece and parcel of land measuring 03 Cottahs 12 Chittacks 00 Sq.ft. equivalent to 250.836 Sq.m. together with structure standing thereon. But as per physical measurement the said property is now measured as 03 Cottahs 11 Chittacks 43.190 Sq.ft. equivalent to 250.668 Sq.m. lying situated at Mouza – Purba Barisha, J.L. No. – 123, Dag No. – 904, Khatian



Dist-South 24 Fgs.

No. – 11713 and its Premises No. 36, Kailash Ghosh Road, Kolkata-700 008, P.S.-Haridevpur, P.O.- Barisha in Ward No. 123, Borough No.- XVI under The Kolkata Municipal Corporation, Kolkata-700 008, Assessee No. 411230900363 more fully mentioned in the Schedule below and enjoying and possessing the said property by paying relevant rates & Taxes to the concern authority.

(02) That I, proposed to construct of a building in the aforesaid premises. The actual Boundary line of the property after proper measurement which is fully mentioned below and demarcated by RED border.

On the North: Premises No. 48/47, Kailash Ghosh Road

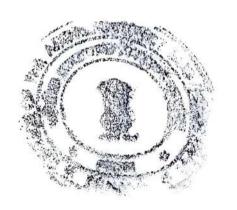
On the South: 4386 mm (Min.) wide Kailash Ghosh Road (Maintained by K.M.C.)

On the East : Premises No. 25, Kailash Ghosh Road

On the West : 1829 mm wide common passage for Single Premises

(03) That boundary is already been demarcated by boundary wall & the enclosed site plan is also a part of this declaration. The measurement of the four sides of the land of the Premises No. 36, Kailash Ghosh Road, in Ward No. – 123, Borough No.- XVI, under The Kolkata Municipal Corporation, Kolkata – 700 008, P.S.- Haridevpur, P.O.- Barisha as Assessee No. 411230900363

Cont....4





which is butted and bounded measurement on four sides within my ownership as follows: -

On the North: By measuring (18968 mm) & (125 mm)

On the South : By measuring (2246 mm + 4961 mm +8661 mm)

On the East : By measuring (254 mm + 2485 mm + 11680 mm)

On the West : By measuring (5423 mm + 1709 mm + 7308 mm)

- (04) That there are no Civic or Criminal suits pending against the land. The said land is free from all encumbrances.
- (05) That I shall liable for any dispute of any nature & in any manners whatsoever with the Neighbors of the aforesaid land in future. The Kolkata Municipal Corporation will not be liable for any litigation in future over the side land.
- (06) That I shall be submitted Building Plan for Sanction & thereafter Construction through my Constituted Attorney "R. R. DEVELOPERS" being represented by its partners namely (1) SRI NARAYAN CHANDRA SEN & (2) SMT. ANJANA SEN.
- (07) That if the above statements of boundary declaration are found to be false, the K.M.C. shall have every right to revoke the sanction plan.





(08) The each and every statement in paragraph 1 to 6 are true to our knowledge and belief.

SCHEDULE

All That piece and parcel of land measuring 03 Cottahs 12 Chittacks 00 Sq.ft. equivalent to 250.836 Sq.m. together with structure standing thereon. But as per physical measurement the said property is now measured as 03 Cottahs 11 Chittacks 43.190 Sq.ft. equivalent to 250.668 Sq.m. lying situated at Mouza – Purba Barisha, J.L. No. – 123, Dag No. – 904, Khatian No. – 11713 and its Premises No. 36, Kailash Ghosh Road, Kolkata-700 008, P.S.-Haridevpur, P.O.- Barisha in Ward No. 123, Borough No.- XVI under The Kolkata Municipal Corporation, Kolkata-700 008, Assessee No. 411230900363.

<u>IN WITNESS WHEREOF</u> the parties hereto have set and subscribed their respective hands, seal and signatures on the day, month and year first above written.

WITNESSES:

(01) Avra Sengueta Abspore Police Court Kolkete - 7000 27.

(02) Delearoti Bore Alipore Police Court kol - 27

Prepared by me at my office

As per K.M.C. proforma

Avra Sengupli Adv. Alipore Police Court Kol-27.

Signature of Declarant(s)

As Constituted Attorney

of DIPALI DASGUPTA



DEC See

RR DEVELOPERS
As Constituted Attomey
of DIPALL DASGUPTA

Dist - South 24 Pgs.

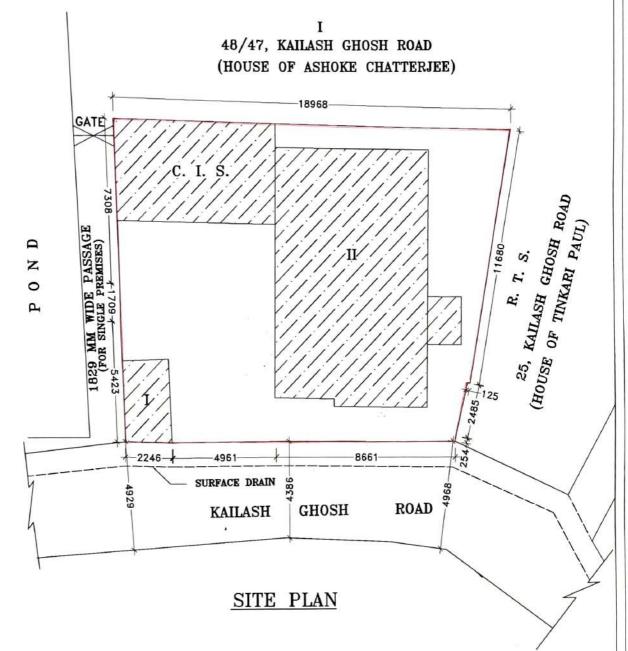
N OF PREMISES NO.-36, KAILASH GHOSH ROAD, KOLKATA-700 ARD NO.-123, BOROUGH NO.-XVI, UNDER THE KOLKATA MUNICIPAL RATION. P.S-HARIDEVPUR, P.O.-BARISHA.

OF LAND = 250.668 SQ.M. (03K-11CH-43.190 SQ.FT.)

NORTH



A SHOWN BY RED BORDER ALE-1:150



As Constituted Attorney OF DIPALI DASGUPTA

In L. Anjana Sen

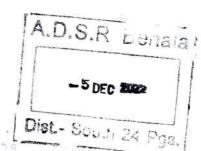
ASHIS KUNDU

B.C.E. (J.U.) L.B.S. No.679 (I) KMC 25 B, Mahatma Gandhi Road Kolkata-700 082

SIGNATURE OF L.B.S.

SIGNATURE OF OWNER





ASHIS KUNDU

8 C F 10.0 (1.9 S No.579 (I) KMC 112 Mahaima Gandhi Road NoNata-700 082 RR DEVELOPERS
As Constituted Attomey
of DiPALI DASGUPTA

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
рното	left hand					
Photo	right hand					
Vame						

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
00	left hand		No.	4p	No.	Marine 1.
	right hand					

Name NARAYAN CHANDRA SEN Signature

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
9	left hand			# 1	. (467)	
	right hand	Fat a				

Name Enjara Son Signature Anjuna Son

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
211070	left hand	9				
РНОТО	right hand					





A.D.S.R Behala

-5 DEC 2000

Dist- South 24 Pgs.





Government of West Bengal Directorate of Registration & Stamp Revenue e-Assessment Slip

Query No / Year	2003422190/2022	Office where deed will be registered
Query Date	05/12/2022 12:36:30 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avra Sengupta Alipore Police Court, Thana: Alipore 700027, Mobile No.: 9874187490,	e, District : South 24-Parganas, WEST BENGAL, PIN - Status :Advocate
Transaction		Additional Transaction
109011 Declaration, Declara	ation relating to immovable property	
Set Forth value		Market Value
Rs. 2/-		Rs. 30,37,498/-
Total Stamp Duty Payable((SD)	Total Registration Fee Payable
	(00)	Rs. 7/- (Article:E)
Rs. 10/- (Article:4)		Amount of Stamp Duty to be Paid by Non Judicial
Mutation Fee Payable	Expected date of Presentation of Deed	Stamp
Remarks		

Land Details:

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road:

Kailash Ghosh Road, , Premises No: 36, , Ward No: 123, Pin Code : 700008

Sch	Plot	Khatian	Land UseRC	OR Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
No L1	(RS:-)	Number	Bastu	3 Katha 12 Chatak		20,24,998/-	Width of Approach Road: 15 Ft.,
-	Grand	Total :		6.1875Dec	1 /-	20,24,998 /-	

Structure Details :

Struct	ire Details :				
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
0.000		1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
S1	On Land L1	1500 Sq Ft.	11	1211-122	

Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor: 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

10,12,500 /-1/-Total: 1500 sq ft



Name & address	Status	Execution Admission Details :
Mrs Dipali Dasgupta Wife of Late Biplab Dasgupta,42/1, Kailash Ghosh Road, City:-, p.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No.: 70xxxxxxxxx3447, Status: Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details:

Atte	orney Details:	Attorney of
SI	Name & Address	
	Mr Narayan Chandra Sen Son of Mr Ramendra Mohan Sen1/1, Kailash Ghosh Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , Aadhaar No.: 43xxxxxxxxx5955	Mrs Dipali Dasgupta Mrs Dipali Dasgupta
2	Mrs Anjana Sen Wife of Mr Narayan Chandra Sen1/1, Kailash Ghosh Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , Aadhaar No.: 67xxxxxxxxx6640	Wild Dipension

Identifier Details:

Name	&	address	
------	---	---------	--

Mr Avra Sengupta

Alipore Police Court, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Narayan Chandra Sen, Mrs Anjana

Owner	and Land or Building Details a	Land or Building Details		
Sc. No.	Property Identification by KMC			Character of Premises: Constructed Building Total Area of Land: 3 Cottah 12 Chatak,
L1	Assessment No. : 411230900363 Premises No. : 36 Ward No. : 123 Street Name : KAILASH GHOSH ROAD	Reference Deed No.: I-160711270 Date of Registration.: Aug 12, 2022 Office Where	Owner Name: MRS DIPALI DASGUPTA Owner Address: 42/1, KAILASH GHOSH ROAD, KOLKATA Pin No.: 700008	

Note:

- If the given information are found incorrect, then the assessment made stands invalid. 1.
- Query is valid for 30 days (i.e. upto 04-01-2023) for e-Payment . Assessed market value & Query is valid 2. for 30 days.(i.e. upto 04-01-2023)



Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
- 9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
- 11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:

 D.S.R. I SOUTH 24-PARGANAS, D.S.R. I I SOUTH 24-PARGANAS, D.S.R. III SOUTH 24-PARGANAS, PARGANAS, D.S.R. IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. V SOUTH 24-PARGANAS, A.R.A. I KOLKATA, A.R.A. II KOLKATA, A.R.A. III KOLKATA, A.R.A. IV KOLKATA

